

# FOR LEASE

# Pine View Way

Petaluma | California

## Build-to-Suit Opportunity

- 88,862± square feet / 2.04± acres
- Negotiable NNN rental rate based upon scope of work
- Hard to find land in Southern Petaluma
- Long term lease opportunity
- Land use: Industrial/Office/ Medical Office
- Zoning: BP (Business Park)
- APN: 005-090-074



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*The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.*

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## Location

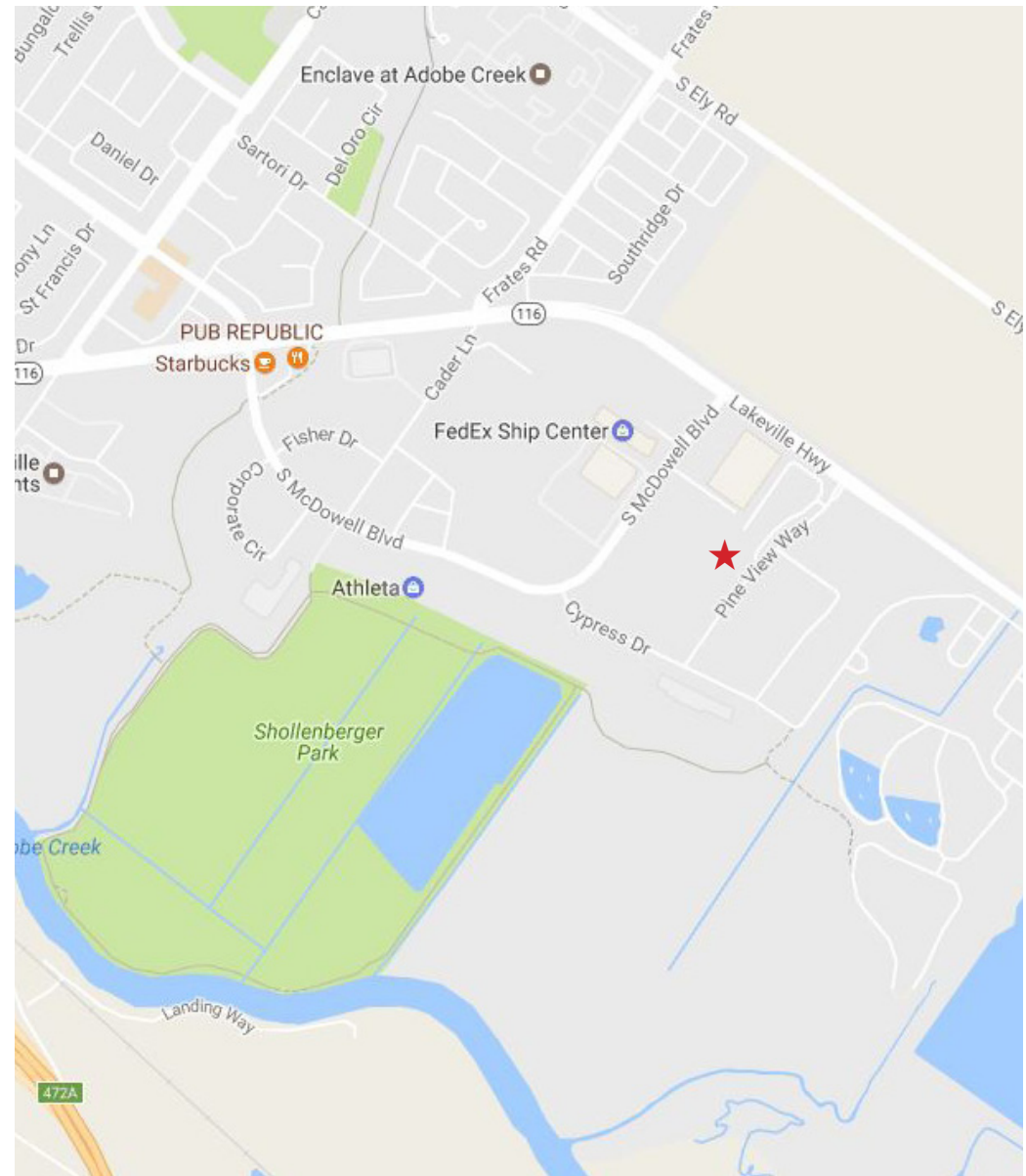
88,862± square feet of land located on Pine View Way in the Oakmead Business Park in Southern Petaluma. This piece of land represents the last currently available parcel in the entire business park.

Neighboring buildings, including 2277 Pine View Way and 2220 Pine View Way, provide shipping and distribution warehouses along with an office component.

With direct access to Highway 116, the Oakmead Business Park has long been a desirable location for many long-standing Petaluma businesses.

## Property

The property is zoned BP (Business Park) which allows for a wide range of uses. Pending city approvals would likely have the ability to build an approximately 40,000 square foot shipping and distribution facility or a 31,000 square foot medical facility. Owners are willing to work with both types of users on a build-to-suit opportunity.



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